

136.0

0003

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

900,200 / 900,200

900,200 / 900,200

900,200 / 900,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAXTER JESSICA	
Owner 2:	
Owner 3:	

Street 1: 58 KENSINGTON PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MALVA J/MALVA M./MARIANA/TRS -

Owner 2: MACLEOD M./THE MALVA TRUST -

Street 1: 58 KENSINGTON PK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,722 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9722		Sq. Ft.	Site		0	90.	0.73	10									640,494						640,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9722.000	259,700		640,500	900,200		87382
							GIS Ref
							GIS Ref
							Insp Date
							12/05/17


**Patriot
Properties Inc.**
USER DEFINED

Prior Id # 1:	87382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:51:10
LAST REV Date	Time
07/26/18	14:30:23
apro	
10559	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,700	0	9,722.	640,500	900,200	900,200	Year End Roll	12/18/2019
2019	101	FV	199,000	0	9,722.	676,100	875,100	875,100	Year End Roll	1/3/2019
2018	101	FV	165,500	0	9,722.	498,200	663,700	663,700	Year End Roll	12/20/2017
2017	101	FV	165,500	0	9,722.	476,800	642,300	642,300	Year End Roll	1/3/2017
2016	101	FV	165,500	0	9,722.	441,200	606,700	606,700	Year End	1/4/2016
2015	101	FV	164,700	0	9,722.	370,100	534,800	534,800	Year End Roll	12/11/2014
2014	101	FV	164,700	0	9,722.	361,500	526,200	526,200	Year End Roll	12/16/2013
2013	101	FV	164,700	0	9,722.	344,400	509,100	509,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALVA J/MALVA M	69050-331		3/24/2017	Change>Sale	750,000	No	No		
MALVA GOMES MAR	48494-68		11/15/2006	Family		1	No	No	
	9121-461		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	824	Heat App	5,000	C				
5/9/2017	527	Inter Fi	225,000	O				
9/4/1996	433	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2017	Permit Visit	DGM	D Mann
12/5/2017	Measured	DGM	D Mann
2/2/2017	Meas/Inspect	DGM	D Mann
11/18/2008	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch	2	Rating: Very Good		A Bath:	Rating:													
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:													
Foundation: 9 - Crawl Space				1/2 Bath:	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 2 - Clapboard				OthrFix: 1	Rating: Average													
Sec Wall:	%			OTHER FEATURES														
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:													
Color: GRAY				Frtl: 1	Rating: Average													
View / Desir:				WSFlue:	Rating:													
GENERAL INFORMATION				CONDOS INFORMATION														
Grade: C - Average				Location:														
Year Blt: 1950	Eff Yr Blt:			Total Units:														
Alt LUC:		Alt %:		Floor:														
Jurisdct: G19		Fact: .		% Own:														
Const Mod:				Name:														
Lump Sum Adj:				DEPRECIATION														
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%												
Avg Ht/FL: STD				Functional:		%												
Prim Int Wall: 1 - Drywall				Economic:		%												
Sec Int Wall:	%			Special:		%												
Partition: T - Typical				Override:		%												
Prim Floors: 4 - Carpet				Total: 18.6 %														
Sec Floors: 5 - Lino/Vinyl	25%			CALC SUMMARY														
Bsmnt Flr:				Basic \$ / SQ: 95.00														
Subfloor:				Size Adj.: 1.26910377														
Bsmnt Gar:				Const Adj.: 0.99500000														
Electric: 3 - Typical				Adj \$ / SQ: 119.962														
Insulation: 2 - Typical				Other Features: 100096														
Int vs Ext: S				Grade Factor: 1.00														
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000														
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100		% AC: 100		Adj Total: 319058														
Solar HW: NO		Central Vac: NO		Depreciation: 59345														
% Com Wall		% Sprinkled:		Deprecated Total: 259714														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0003-0009.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:								Total:				